

153.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

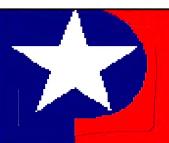
643,300 / 643,300

USE VALUE:

643,300 / 643,300

ASSESSED:

643,300 / 643,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
45		BELLINGTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHITE SALLY LOU	
Owner 2:	
Owner 3:	

Street 1: 45 BELLINGTON STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1222 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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101	One Family		5000	Sq. Ft.	Site			0	80.	1.14	9									456,000						456,000	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	184,700	2,600	456,000	643,300		102132
							GIS Ref
							GIS Ref
							Insp Date
							01/25/13

PREVIOUS ASSESSMENT									Parcel ID	153.0-0007-0010.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	184,800	2600	5,000.	456,000	643,400	643,400	Year End Roll	12/18/2019		
2019	101	FV	163,100	2600	5,000.	427,500	593,200	593,200	Year End Roll	1/3/2019		
2018	101	FV	163,100	2600	5,000.	353,400	519,100	519,100	Year End Roll	12/20/2017		
2017	101	FV	163,100	2600	5,000.	324,900	490,600	490,600	Year End Roll	1/3/2017		
2016	101	FV	163,100	2600	5,000.	296,400	462,100	462,100	Year End	1/4/2016		
2015	101	FV	153,500	2600	5,000.	290,700	446,800	446,800	Year End Roll	12/11/2014		
2014	101	FV	153,500	2600	5,000.	270,200	426,300	426,300	Year End Roll	12/16/2013		
2013	101	FV	181,100	2600	5,000.	257,100	440,800	440,800		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPPELLA DAVID	25874-415		12/6/1995		99	No	No	F	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/23/2016	1442	Solar Pa	1,544	C					1/25/2013	Meas/Inspect	JBS	JOHN S					
1/21/2015	89	Manual	7,540					Air sealing and in	10/29/2008	Meas/Inspect	355	PATRIOT					
5/24/1992	195		3,500					ADD 9X21 WOOD DECK	1/15/2000	Inspected	264	PATRIOT					
									12/16/1999	Mailer Sent							
									11/22/1999	Measured	264	PATRIOT					
									7/13/1993		MF						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

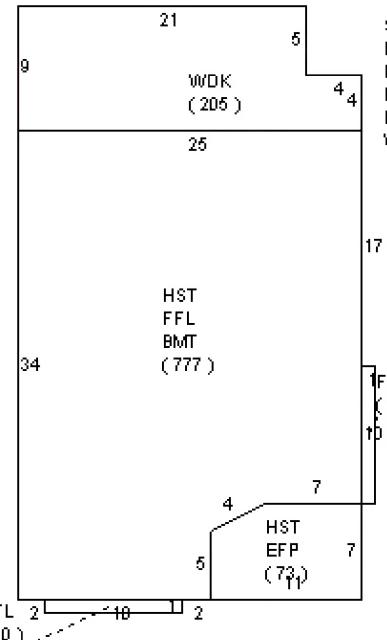
Type:	15 - Old Style	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

OF=SINK IN BMT.

SKETCH

Sum Area By Label :
 HST = 850
 FFL = 797
 BMT = 777
 EFP = 73
 WDK = 205

GENERAL INFORMATION

Grade: C - Average

Year Blt: 1927 Eff Yr Blt:

Alt LUC:

CONDOS INFORMATION

Jurisdict:

Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 2 - Gas

Heat Type: 3 - Forced H/W

Heat Sys: 1

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wall: % Sprinkled:

DEPRECIATION

Phys Cond: FR - Fair

40.

%

Functional:

Economic:

Special:

Override:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit RMS BRS FL

1 6 3 M

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.35000002

Const Adj.: 0.98990101

Adj \$ / SQ: 173.728

Other Features: 49750

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 309411

Depreciation: 124693

Depreciated Total: 184718

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Before Depr: 173.73

Special Features: 0 Val/Su Net: 81.12

Final Total: 184700 Val/Su SzAd: 151.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	797	173.730	138,461						
BMT	Basement	777	52.120	40,496						
HST	Half Story	425	173.730	73,834						
WDK	Deck	205	10.770	2,207						
EFP	Enclos Porch	73	63.870	4,662						
Net Sketched Area:				2,277	Total:	259,660				
Size Ad	1222	Gross Are	2702	FinArea	1222					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0007-0010.0

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

3 Garage D Y 1 10X18 A FR 1927 28.89 T 50 101 2,600 2,600

More: N Total Yard Items: 2,600 Total Special Features: [] Total: 2,600